

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEMBERSHIP MEETING
JANUARY 22, 1997**

President:	Bill Bold
Vice-President:	Tricia Stone-Damen
Second Vice-President:	Tom Buffo
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

All directors were present at the meeting. Also present were Bob Bartlein and James Nguyen of Bartlein Company, Inc. Sixty two units were represented in person or by proxy, less than the required quorum.

All owners of record as of January 5, 1997 were sent notice of this meeting.

CALL TO ORDER

Bill Bold called the meeting to order at 7:15 p.m.

Bob Bartlein informed those in attendance that not enough units were represented to make a quorum. He explained that the meeting could proceed unofficially, and that any decisions made could be ratified at a rescheduled annual or adjourned meeting. It was unanimously agreed to proceed in this fashion. Bartlein reminded members present to turn in their proxies for this next meeting.

APPROVAL OF MINUTES FOR PRIOR MEETING

Bill Bold introduced the 1996 Board members, and read the minutes of the prior annual meeting.

Motion was made, seconded, and carried unanimously to approve the minutes of the adjourned annual membership meeting of January 1996.

TREASURER'S REPORT

Bob Bartlein read the Treasurer's report for 1996:

Total Revenue	\$294,168.80
Expenditures	281,574.33
Reserve Expenditures	38,994.85
Total Expenditures	320,569.38

FUNDS AVAILABLE (end of December 1996)

Goleta National Bank	\$88,653.69
Great Western Bank	22,505.26
Glendale Federal	85,838.33
First Bank	82,157.09
Operating Account	7,853.36
TOTAL	\$289,007.73

Motion was made, seconded, and carried unanimously to approve the Treasurer's Report.

PRESIDENT'S REPORT

Bill Bold reviewed the year's achievements:

1. The painting of the complex had been completed.
2. The tree trimming for phases 2 and 3 had been completed, fortunately just before a windstorm.
3. The parking areas had been resealed, and the car wash area improved.
4. New lighting had been installed for phase 3, increasing safety and security, and photosensors were installed.
5. Soil compacting work near the buildings had been completed.
6. Siding repairs for 13 units was completed, at a cost of \$45,000. This maintenance expense is the largest single item, and will continue, explaining the increase in fees. This chronic repair problem will be handled as a gradual process in order to avoid a special assessment or more raised fees.

ELECTION OF THE BOARD

Bob Bartlein explained that the election is for Board membership only. The elected members will choose their own officers. Nominations were opened.

Motion was made and seconded to nominate Bill Bold.

Motion was made and seconded to nominate the current Board as a slate.

Motion was made, seconded and carried unanimously to close nominations and elect the current Board.

NEW BUSINESS

1. Bob Bartlein reminded the Board that all excess funds held by the Association must be rolled over to avoid taxation by the IRS, and he read a resolution to the floor for consideration (attached).

Motion was made to roll over the Association's excess funds of 1996 to the 1997 budget. Motion was seconded and carried unanimously.

The resolution was turned over to Secretary Meryl Lynn for signature.

2. Bob Bartlein asked that the members express support for the Board and ratify their decisions in 1996. This resolution assures insurance companies that the Board and Association members are in harmony and that there are no legal actions against the Board.

Motion was made and seconded to thank the Board and to ratify their decisions of 1996.

3. The membership wished to know what the Board was doing to implement tree replacement, which had been noted in the 1996 annual meeting minutes. The Board responded that they have contracted with a tree consultant to maintain the current trees, and can use the same company for advice on new seeding. Tree replacement will not be Eucalyptus because the roots are shallow and trees can fall, the sap is destructive to shade plants growing underneath; the trees drop too many leaves; the limbs split easily; the beetle that attacks Eucalyptus moves very quickly and destructively; and in response to fire, the trees explode.

Motion was carried unanimously to thank the Board and to ratify the decisions of 1996.

4. The membership asked that they be informed via newsletter as to what trees are going to be removed; and that these trees be marked beforehand for residents to note. The Board noted that the trimming of 1996 was the first ever done by the Grove, and would not be repeated for many years. There will also be a notice in the newsletter inviting members to recommend tree planting sites in the Grove. Mrs. Owens volunteered an annual contribution of trees she receives for free from the National Arbor Association.

5. An owner in Building 7602 asked the Board to take responsibility for roof leak damage in unit #203. Bob Bartlein clarified that only the common area is the responsibility of the Board, unless clear negligence with that area (including roof repairs) causes damage inside an owner's unit. The Board said it would get roof inspection for the entire complex. This should occur before July 1997.

6. An owner noted that the new red paint on the sidewalks is bubbling.

7. An owner inquired about arbitration available to residents to settle disputes among themselves. Bartlein explained that except for issues involving the common area, the Association has little power. Between tenants, there is no authority to any process the Board or the Association might initiate. There is small claims court. In the immediate case presented, noisy animals, the Association can issue a letter to the owner. If the tenants with a complaint get police documentation on the nuisance, then the Association can ask the owner to evict the renter-tenant.

8. Members complained about animal waste. If any unit has more than one animal, the Association can enforce a one-animal-per-unit regulation. If there are too many people in one unit, there is a state regulation, which the Association can refer to of two persons per bedroom, plus one.

9. An owner noted that the pedestrian gates are frequently vandalized and broken. Repair on the gates has been delayed to put the cost into the 1997 budget. Bill Bold was given credit for fixing the car gates periodically.

ADJOURNMENT

Motion was made, seconded, and carried unanimously to adjourn the meeting at 8:30. NEXT BOARD MEETING WILL BE FEBRUARY 13, 1997, at 6:30 pm, 7610 HOLLISTER MEETING ROOM.

RESOLUTION AS TO EXCESS FEES

WHEREAS, the EUCALYPTUS GROVE OWNERS Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all membership income in excess of operating expenses for the current and past tax years, shall be set aside for future major repairs and replacements, and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370, and 75-371. Such amounts shall be deposited into the Association's insured, interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

In the event that the amounts allocated to replacement funds shall exceed the amounts necessary for such replacement, then any such excess of funds, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JAN 22, 1997

ATTESTED: Mervil Lyons
Secretary

**Eucalyptus Grove Homeowners
Board of Directors Meeting
February 13, 1997
Minutes**

I. The rescheduled annual meeting was called to order at approximately 6:30pm. Notice to all homeowners was published in the February 3, 1996 newsletter. As the Board had 59 proxies, there was a quorum to conduct the rescheduled meeting. Tom Buffo made a motion that the Board accept the actions taken at the January 22, 1997 annual meeting. Trish Stone-Damen seconded the motion. All approved. The rescheduled annual meeting was adjourned.

II. The February monthly meeting was called to order. Present were Bill Bold, President, Trish Stone-Damen, VP, Tom Buffo VP and Sylvia Stallings, Member at large. Merrill LYNN was absent. Homeowners Evelyn GALLAGOS (unit #121) and Bill Byers (unit #244) were also present as well as James Nguyen, Bartlein & Co. and Larry Ranstrum from Ranstrum construction.

III. Requests by Homeowners: Evelyn GALLAGOS (unit #121) had a complaint regarding the exercise room. She lived adjacent to the exercise room and was upset because the noise from the people and equipment in the exercise room were disturbing her peace. She requested that the room be closed or that the hours of use be limited. The Board listened and withheld discussion until new business.

Bill Byers, homeowner, living above the exercise room also complained that the users were loud and often dropped the weights causing a loud sound. He also suggested that the room be shut down. He also suggested that the room be moved.

Mr. Byers had a second complaint regarding noisy pipes in the unit above him. He said that he spoke to the owner and James Nguyen and that a plumber representing the unit owner above him, came out to look at the pipes but they continued to be noisy. Larry Ranstrum, of Ranstrum Plumbing spoke about several possible causes for the noise. The Board suggested that Mr. Byers call the neighbor back and make sure the plumber did a thorough evaluation of the cause.

(owners)

Mr. Byers also complained that the same neighbors above him were very noisy. The Board suggested that he call the sheriff if necessary and get a written report for future use.

Request from owner of 7606 #210 (Heron) to designate a covered unmarked car port space for disabled parking. Tom Buffo made a motion that a unmarked car port space near 7606 #210 be painted blue and designated as handicap parking and that the car wash area be painted yellow. Trish Stone-Damen seconded the motion. All approved.

Larry Ranstrum of Ranstrum construction presented the Board with a bill from 1995 that had only been paid in part. Mr. Ranstrum explained that his bookkeeper had inadvertently sent the board only part of the bill and left off a page with approximately \$3,272 in labor and materials. He requested that the Board consider paying the balance.

IV. Approval of Minutes from December meeting: Tom Buffo made a motion to approve the minutes from the December Board meeting. Trish Stone-Damen seconded the motion. All approved.

V. Treasurer Report: Bill Bold read the treasurer report. As of January 31, 1997:

Total Income:	\$27,429.60
Total Expenditures:	\$15,723.74
Transfer to Reserve:	\$(4,559.22)
Current Balance:	\$15,000.00

The financial statement and balance sheet were attached to agenda. Sylvia Stallings made a motion to approve the treasurer's report. Tom Buffo seconded the motion. All approved.

VI. Building Maintenance: Bill Bold gave the maintenance report. Bill said that Ranstrum was repairing the ledges/stoops on the sides of two buildings due to dry rot. Perimeter security was fixing the two pedestrian gates and made a recommendation that the main motor drive for the gate be replaced with a newer one. The Board discussed the issue and decided to wait until it was necessary.

The Board discussed getting a second bid for the dry rot repair work. The pool report was fine. Nothing to report. No report on lights.

VII. Landscaping Report: Nothing to report

VIII. Old Business:

A. Late Payers: Unit #130 requested "patience " with their late payments. The Board discussed the request and decided to ask the owner to propose a payment plan but that the Board would not accept less than \$149.00 (monthly fees) plus an additional \$56 per month to pay off balance due. Unit 259 (O'Hara) was sent a letter from Board's attorney.

B. Owner Occupant Only Rule Violation: Unit #324 has been contacted regarding the violation of the owner only rule. He has asked that the Board to give him until the summer to comply with the rule. The Board discussed the issue and felt that it was important to enforce the rule. Trish Stone-Damen made a motion to begin the legal process to enforce the owner only rule. Sylvia seconded the motion. All approved.

IX. New Business:

A. Tree Inventory: The Board discussed two bids from Bartlett Tree (\$1,600) and Bill's Tree Care (\$960 and \$500) two tree companies to do a tree care program. Bill's higher bid included a tree map. The Board discussed the issue and decided to was important to have a tree map in order to track the health, care and maintenance of all of the trees. All agreed to hire Bills Tree Care to do a maintenance program including a tree map, contingent on Merrill's approval.

B. Ranstrum Invoice from 1995: Since the Board did not have an issue with the authenticity of the past invoice, Trish Stone-Damen made a motion to pay Ranstrum the balance owed (\$3,272.74) on the bill and Bill seconded it. All approved.

C. Dry Rot: The Board discussed the dry rot problem with regard to a unit that

reported seeing dry rot in her unit. When Ranstrum looked at it, he concluded that a large plant dripping water on the railing caused damage and that it had worsened over the last 6 months and also said that cigarette burns were found on the patio floor and that they could potentially lead to damage to the siding. There will be a reminder in the newsletter that owners are responsible for reporting any dry rot in their units and that delay in reporting may lead to the owner paying for the repair needed due to a late report.

D. Painting Car Port Numbers: The car port unit numbers will all be repainted.

E. Roof Report: Bartlein & Co. reviewed the bills for roof repair over the last several years at the request of a homeowner at the annual meeting who suspected that her buildings roof may have significant damage. It appears from the review of the bills that there were not an inordinate number of repairs done on her roof in comparison to other roofs and that overall, the repairs were minor and did not lead to a conclusion that the roof on her building needed major repair work. There will be an overall roof review in April or May.

F. Tree Roots in Pipe: Speedi Rooter had to cut some large roots from some mainline pipes.

G. Combination to Restrooms and Weight Room Changed: The combination to the rest room and weight room locks has been changed to 3,4,1.

H. French Drain Unit #112: After unit #112 experienced internal flooding after a recent rain, Ranstrum inspected the french drain and discovered that it had not been built properly and needed to be redone in order to avoid the flooding again. The estimate was approximately \$5,000. The Board all agreed to get a second bid and discuss the issue at the next meeting.

I. Exercise Room: In repose to homeowners, the Board discussed several options for the exercise room sound problem. The Board decided to change the hours to close the room at 8:00pm. Also, the Board will get a bid for adding additional insulation to the room.

The meeting was adjourned. Next scheduled meeting will be March 24, 1997 at 6:30pm.

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL MEETING OF THE BOARD OF DIRECTORS
MARCH 24, 1997**

President:	Bill Bold
Vice-President:	Tricia Stone-Damen
Second Vice-President:	Tom Buffo
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold and Tricia Stone Damen were present. Merrill Lynn, Tom Buffo, and Sylvia Stallings were absent. Also present were James Nguyen of Bartlein and Company, Inc. and Noel Becker, new owner of 7620-221. Without a quorum, those present opened an informal meeting beginning at 7:05.

REQUESTS FROM HOMEOWNERS

Noel Becker asked that her name be put on the directory as a new owner. She also noted that the gardener was forcing open the ~~pedestrian~~ ^{ENTRY} gate; Bill or James will talk to him about this. She was given the number for the gate combination for ~~late~~ ^{GATE} entry, and was advised to call James at Bartlein if she had any other concerns.

TREASURER'S REPORT

James gave the Directors the annual financial report for 1996 prepared by the CPA. Listed below are the numbers from the February financial statement which was attached to the agenda.

Beginning Balance	\$15,000.00
Income	25,841.60
Operating Expenses	23,864.49
Transfer to Reserves	(2,006.91)
Balance	\$15,000.00

AVAILABLE FUNDS - end of FEBRUARY 97

Goleta National	\$89,371.65
Great Western	29,147.97
Glendale Federal	88,203.13
First Bank	84,296.04
TOTAL	290,018.79

OLD BUSINESS

1. The Board discussed the violation of owners-only provision by #324 (Umemoto) after reviewing the attached correspondence establishing mediation between owner and Board within 90 days of February 24, 1997 (before June 24, 1997). They discussed owner's promise to leave vacant the property for three months beginning sometime in June. The Board decided to keep the mediation as calendared even though owner's compliance could make the mediation unnecessary.
2. Directors discussed ongoing complaints about noise caused by teenagers. Tricia will try to talk to them about this.
3. Unit 7620-112 (Stone-Damen) needs a reinstallation of the French drain, and Progressive does not feel qualified. The cost from Ramstrum is approximately \$5,200. The issue was tabled for decision at the next meeting.

5. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$478.50. Per owners, lender is foreclosing; recording of lien in progress.
- #116 (Gencarelli) owes \$327.80; trying her best (paid \$300 in March); is ill, working part-time.
- #260 (Maldonaldo & Sifuentez) owes \$315.00

#359 (O'Hara) owes \$2,763.95; lien recorded on 2/15/96; sent atty for foreclosure in Sept, Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96. Rec'd payment of \$700 in late Feb, and \$400 early March.

NEW BUSINESS

1. The Board discussed several bids from Ramstrum:

- a. \$720.50 for reattaching the louvers on access panels. This issue was tabled for next meeting.
- b. \$212.12 for parts for the second sump pump at 7630-119. The Board approved the payment of this.
- c. Approximately \$400/building for installing gutter screen guards to save annual gutter cleaning. Issue was tabled for next meeting.

2. Unit #213 (Gadsby) was contacted as the probable source for water damage discovered in the copier room adjacent to the 7610 meeting room. Owner is checking for leaks from the unit through the ceiling.

Meeting ended at 7:30 pm. **NEXT MEETING WILL BE APRIL 10, at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 10, 1997**

President:	Bill Bold
Vice-President:	Tricia Stone-Damen
Second Vice-President:	Tom Buffo
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Merrill Lynn, Tom Buffo, and Sylvia Stallings were present. Tricia Stone-Damen was absent. Also present was James Nguyen of Bartlein and Company, Inc. President Bill Bold opened the meeting at 6 40.

ELECTION OF OFFICERS

By consensus, the Board reelected members to the same offices as last year. Tom Buffo, however, is stepping down from his board position because he is moving out of the Grove.

APPROVAL OF PRIOR MEETING MINUTES

Motion was made by Buffo, seconded by Lynn, and carried unanimously to approve the minutes of March 25, 1997.

TREASURER'S REPORT

Listed below are the numbers from the March financial statement which James reported and were attached to the agenda.

Beginning Balance	\$15,000.00
Income	27,917.75
Operating Expenses	22,281.86
Transfer to Reserves	(3,905.89)
Balance	\$15,000.00

AVAILABLE FUNDS - end MARCH 97

Goleta National	\$89,751.17
Great Western	33,232.95
Glendale Federal	88,531.61
First Bank	83,647.48
TOTAL	295,163.21

Expenditures are at 22.8% of the the annual budget, 2% below expectation for the first quarter.

SECRETARY'S REPORT

Merril Lynn reported on correspondence:

1. Jill Lee-Jones (#371) complained that she is receiving late notices when she has paid her fees. James will check on this.
2. There was a complaint that people are feeding the cats, and the cats are scratching the cars. Merrill will call animal control. Also, a notice will be put in the newsletter advising residents to not feed the cats, keep track of their animals and keep the cats off the cars.
3. Christina Green noted that the red curb paint is bubbling. Bill will check this.
4. There were some late proxies for the annual meeting turned in.
5. There was a noise complaint concerning unit 7640-240.

6. Linda Jasso (#328) wrote about several concerns:

- There is a chronic garbage problem with the dumpster near building #7624 being overused. The Board will have a notice in the newsletter asking residents to use the unfilled dumpsters.
- There are trespassers and a frequent misuse of the pool with too many guests. Security is needed to handle these problems. The Board will put a notice in the newsletter reminding residents that they can call Murray Security at any time with trespassing or pool complaints. Murray Security also comes once per night for four nights per week (Thursday-Sunday).
- Pets should not be allowed in the pool area, in compliance with the health ordinance. The Board will have a new sign for the pool area made up, which will advise residents to use Murray Security with trespassers, ask that no pets be present in the pool area.
- There is a roof-leak in Jasso's unit. Bartlein will write her a letter dealing with this and the other concerns.

7. Delores Rehm thanked the Board for the handicap sign put in near the ramp by her unit

LANDSCAPING

Merril reported:

1. The front and back areas have been planted.
2. Progressive Landscaping has cleaned up around buildings 7602, 7620, 7632, 7634 and 7638, taking plants and dirt away from the siding. Board members were urged to contact Merrill if they saw other places where dirt was against the siding.
3. Progressive has been charging about \$220 for periodic replacement of seasonal groundcover. The Board will ask to have permanent flowering groundcover put in to avoid this expense.
4. Merrill is looking for sites for the ten Arizona Cypress seedlings given to the Association by Mary Owen. There will be a newsletter item to thank her for her gift.

LIGHTING

Tom Buffo is moving from the Grove, and so he is resigning his position as a member of the Board and as maintenance coordinator. He turned over a lighting report, lighting maps, keys, and his job description to Bill Bold. There will be a notice in the newsletter notifying residents that there is an opening (for-pay) for someone to take over the lighting. As for the opening on the Board, Tom will talk to new owner Noel Becker as a possible appointee for his position.

MAINTENANCE REPORT

Bill Bold reported that the pool has been fine. There has been no major repair in the last two months. Bill asked that a bid for siding repair be procured from another company beside Ramstrum as a point of information.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$642.40. Per owners, lender is foreclosing: recording of lien in progress
- #359 (O'Hara) owes \$2,188.47; lien recorded on 2/15/96; sent atty for foreclosure in Sept. Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96. Rec'd payment of \$700 in late Feb. \$400 early March, \$450 in early April.

2. The Board discussed the attached correspondence re Umemoto (unit #324) establishing mediation between owner and Board within 90 days of February 24, 1997 (before June 24, 1997). They discussed owner's promise to leave vacant the property for three months June-September, following the university schedule. Mediator is Gina Ray Hendrickson. By consensus, the Board agreed that any member attending the mediation would be compensated for their time off work. The Board asked that the mediation be scheduled as early in May as all parties' schedules permit. The Board will decide which member(s) should attend after a date has been set.

3. Unit 7620-112 (Stone-Damen) has requested a reinstallation of the French drain due to water seepage. The cost from Ramstrum is approximately \$5,200.

Motion was made by Lynn, seconded by Stallings, and carried unanimously to approve the installation of a drain for unit #112, to be done by Ramstrum for about \$5,200.

4. Bill's Tree Care has almost completed his tree inventory for the Grove. There will be a notice in the newsletter informing residents that there have been about 25 trees added to the property by this Board. There are a total of about 400 trees total.

5. Bill Byers has complained about noise coming from the exercise room. In response, the Board asked Ramstrum to bid on sound insulation for that room. Ramstrum has provided three bids from nonlocal sound engineers. In response, the Board asked that Bartlein contact Ramstrum to ask if there are local sound engineers. However, if there are no local engineers to review the Board, by consensus, approved the use of McKay, Conant and Brooke to do the sound evaluation for \$650.

NEW BUSINESS

1. The Board discussed installing gutter screen guards for \$400 per building (x13=\$5,200) to prevent clogging and to save the costs of having them cleaned four times a year for \$2800. Ramstrum has requested to do one building as a test.

Motion was made by Buffo, seconded by Bold, and carried unanimously to screen guard the gutters for Building 7620 as a test, using Ramstrum Construction for \$400.

2. Bill noted that the access doors leading underneath the buildings are in bad shape. Ramstrum has submitted a bid of \$720 to repair all of them.

Motion was made by Buffo, seconded by Bold, and approved unanimously to have Ramstrum repair the access doors for all buildings, for \$720.

3. The Board reviewed a letter (dated 4/7) from 7630-343 (Powell) protesting a letter of complaint Bartlein had written him concerning noisy guests at the pool. Bartlein will write a follow-up letter to reiterate the facts of the problem.

MEETING ADJOURNMENT

The meeting ended at 8:45 pm. **NEXT MEETING WILL BE MAY 14, 1997 at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MAY 14, 1997**

President:	Bill Bold
Vice-President:	Tricia Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Merrill Lynn, Tricia Stone-Damen and Sylvia Stallings were present. Also present was James Nguyen of Bartlein and Company, Inc. President Bill Bold opened the meeting at 6:40.

REQUESTS BY OWNERS

1. Mary Owen of 7602-306 had the following concerns:
 - a. Her three balconies all have dryrot in the siding, as noted by Ramstrum. Bold will talk with Ramstrum about this problem. The Board will decide later about this repair.
 - b. Handrails should be installed by units 205-206 on one side for safety. A letter will also be sent to the residents in units 201 and 209 about kids damaging the flowers.
 - c. There is a crack in an interior wall, caused by the original soil and foundation problems with 7602. The Board informed Owen that the owner is responsible for interior damage.
 - d. Owen asked about replacement of her utility doors (indoor construction) which have been damaged by years of rain without the protection of an eave. The Board informed her that these doors are her responsibility, but made some suggestions. Replacement with exterior high quality doors was advised, along with installation of a metal edge above the doors to prevent future water damage.
2. Delores Rehm (7602-206) noted that her unit has dryrot siding on the creek side of her unit. The repair has been scheduled with Ramstrum.
3. Wendy Underwood (7634-252) wishes to install a white screen door. The Board was agreeable to this, but James will talk to her and make sure her choice complies with the standard.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of April 10, 1997 were unavailable, and so they will be reviewed next month.

MAINTENANCE REPORT

Bill Bold reported:

1. Ramstrum has been caulking exterior wooden handrails as needed. Ramstrum is also continuing siding work, and is replacing the end corner on the handrails on outside stairs in order to keep them up to code.
2. Greg Brown Construction is going to do a siding repair. (7628 # 334).
3. A sound engineer has submitted his report for the exercise room (attached to agenda) to be discussed under new business.
4. The eastern pedestrian gate is broken and is getting fixed.

5. The carwash valve has been replaced.
6. Pool area and the Grove lights have had no problems.

TREASURER'S REPORT

Listed below are the numbers from the April financial statement which was attached to the agenda.

Beginning Balance	\$15,000.00
Income	27,596.98
Operating Expenses	23,177.72
Transfer to Reserves	(3,975.86)
Balance	\$15,000.00

AVAILABLE FUNDS - end APRIL 97

Goleta National	\$90,120.01
Great Western	37,319.77
Glendale Federal	88,885.65
First Bank	84,038.21
TOTAL	300,363.64

James reported that expenditures are at about 31 4% of the annual budget, 2% below expectation for this time of the year.

SECRETARY'S REPORT

Merril Lynn reported that the mailbox near Unit 201 has been crammed with paper. Merrill has talked to the child at 201 who does this, and hopes this will stop.

LANDSCAPING

Merril Lynn reported:

1. Progressive Landscape, responding to a complaint from one of the units at 7630 about loud groups passing through at night, is proposing a large daisy hedge and two posts and a rail as an obstacle at the top of the path, for a cost of \$95. By consensus, the Board approved the proposal.
2. Progressive has proposed filling in depressions in the path, using two yards of decomposed granite at \$35/yard. The Board agreed to this for a total of \$70.00
3. Merrill reported on the tree inventory completed by Bill's Tree Service. Merrill will follow up by checking each tree noted. The service had recommended about 18 tree removals for safety, as well as a longer term strategy for replanting of Eucalyptus to make up for attrition. This needs to be reviewed carefully in light of the residents' concern about tree removal expressed at the annual meeting.
4. Merrill and Progressive are still looking into a permanent form of ground cover for the front of the complex. The current type is looking great.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$806.30 Per owners lender is foreclosing; recording of lien in progress.
- #130 (Robert) owes \$240.90.
- #228 (Brady) owes \$327.80.

- #359 (O'Hara) owes \$1,929.87; lien recorded on 2/15/96; sent atty for foreclosure in Sept. Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96 Rec'd payment of \$700 in late Feb, \$400 early March, \$450 in early April.

2. The Board discussed bids for a check on all roofs.

Motion was made by Bold, seconded by Stone, and approved unanimously to hire H&H Roofing to check all roofs and sealpipe flashings plus replacement of missing ridge and shingles for a total of \$2,150.00

3. The Board discussed the mediation meeting of 5/14/97 with Umemoto (#324) about noncompliance with the required owners-only residence for 9 months of the calendar year. There was no dispute of the facts or rules. Umemoto will have his unit vacated of all tenants as of June 25, 1997, for 90 days forward. He has agreed to comply in 1997. However, his plans for 1998 are unclear: he is unable to keep the unit without renting it and he is unwilling to sell it. The Board was concerned about how to monitor residence in the unit, and the Board may have to consider monitoring and enforcement for its residency requirement in the future.

4. The Board reviewed Bill Dohn, the sound engineer's proposals for noise control on the exercise room, which impacts two units (Gallegos and Byers. There were three options listed: 1) to relocate the exercise room; 2) to partially sound proof the room with more drywall and remove all free weights, replacing them with quieter equipment (\$5,700); and 3) to partially rebuild the exercise room by separating the foundation slab and ceiling, rebuilding the formerly shared side walls, so that the room is a separate structure (\$11,700).

The Board considered the second proposal. The Board noted that the free weights were being stolen and might not be replaced. Notice of this will be put in the next newsletter. As a first step, Bold will also research new exercise equipment that does not make noise, before the next meeting.

NEW BUSINESS

1. James noted that Bartlein and Company had moved to 3944 State Street, #200.

2. The Board discussed the replacement for retired Board member Tom Buffo.

Motion was made by Stone, seconded by Stallings, and carried unanimously to replace Tom Buffo.

The Board will approach individual owners to find out those interested in serving on the Board. James also noted that Buffo was given a gift certificate (\$125) as authorized by the Board.

3. James noted that a CD held at First Bank is coming to maturity, and should be rolled over, according to the length of time the Board desires.

Motion was made by Stallings, seconded by Stone and approved unanimously to roll the First Bank CD to a new five month CD.

4. The Board discussed noise at the pool, often around 9-10 pm, involving a group of girls, age 8-12. An announcement will be placed in the newsletter again, informing residents to call Murray Security for pool noise or trespassing. The Board decided not to increase regularly scheduled security visits nor hire a pool monitor.

5. The Board discussed problems associated with kids playing in the creek area, and decided to have two signs drawn up (8.5 x 11", white with green letters) stating: "Keep out. Do not play in this area." Tricia will decide where to put the signs, and Bartlein will have the signs put in.

6. The Board also decided to try locking the back gate on the pool as a temporary measure. Service personnel who have to use the gate will be given a key or combination.

7. Stallings noted that Dan Wright's unit (#264) has been vacated.

8. Stallings inquired about insurance provided for board members against suits from errors and omissions. James stated that the insurance amount was for \$3,000,000.

MEETING ADJOURNMENT

The meeting ended at 8:30 pm. **NEXT MEETING WILL BE JUNE 12, 1997 at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 12, 1997**

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Merrill Lynn, and Trisha Stone-Damen were present. Also present was James Nguyen of Bartlein and Company Inc. Sylvia Stallings was absent. President Bill Bold opened the meeting at 6:40.

REQUESTS BY OWNERS

There were no homeowners in attendance. The Board took up correspondence:

1. Ernest Powell (#343) responded to the Board's concern about noise at the pool from his guests. His letters, dated April 7 and May 12, were read. The Board voted not to respond.
2. Mr. Roger Knox (#357) informed the Board in regard to utility door removal and replacement.
3. Bill Bold had checked the unit of Jan Manzi (7640-369) and had seen no obvious problems. Ramstrum will check also.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of April 10 and May 14, 1997 were approved by consensus.

TREASURER'S REPORT

James reported on the end-of-May 1997 financial statement which was attached to the agenda.

Beginning Balance	\$15,000.00
Income	27,264.10
Operating Expenses	17,744.26
Transfer to Reserves	9,519.84
Balance	\$15,000.00

AVAILABLE FUNDS - end MAY 97

Goleta National	\$90,490.37
Great Western	46,839.61
Glendale Federal	89,583.53
First Bank	84,418.11
TOTAL	311,331.62

James reported that expenditures are at about 37.9% of the annual budget, 4% below expectation for this time of the year.

POOL AND MAINTENANCE REPORT

Bill Bold reported:

1. The pool is in good shape.

2. The pagoda lights have been changed as needed. Some lights are being relocated nearer to stairs.
3. There has been a substantial siding repair and 7620-206/306 and termite damage was discovered.. The infested areas have been removed; however, termite damage is a real threat for the future. Ramstrum will take care of checking for dirt that must be cleared from the wood, as a way of disrupting termite access.
4. Greg Brown Construction is doing dry rot repair on one unit, in part to provide a comparison to Ramstrum. The Board drew no conclusions at this time. (7628 * 334)
5. There has been one gate repair; also the pedestrian gate (toward Santa Barbara) has been repaired since last meeting.

SECRETARY'S REPORT

Merril Lynn reported that Jean Duvall of 7636-262 (letter dated May 19, 1997) complained of a gap on her porch between the cement and the outside wall allowing water leakage and damage. Bill will check this.

LANDSCAPING

Merril Lynn reported:

1. She has not yet checked the trees in need of attention per the tree report, but will do so in the next month.
2. A leaking pipe by #7636 caused a flow of mud on Friday, June 6, but it was fixed by Progressive.
3. The Board discussed the fence and planting planned to block pass-throughs in the common area.. Progressive has not yet done the work. Bold assured Lynn that the fencing was planned for the common area and Lynn will remind Arturo.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$970.20. Per owners, lender is foreclosing; recording of lien in progress.
- #130 (Robert) owes \$239.90
- #359 (O'Hara) owes \$1,628.87; lien recorded on 2/15/96; sent atty for foreclosure in Sept. Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96. Rec'd payment of \$700 in late Feb, \$400 early March, \$450 in April and May.

2. Bold will report on cost of new and quieter exercise machines next month.
3. The Board discussed the report and proposals of Bill's Tree Service for the Grove, and noted that the cost had been listed as \$30 000, excluding tree replacements and root crown excavations, an amount the Board was not willing to commit to since it would involve a substantial raise in monthly Association fees. Progressive will be asked to bid on some of the maintenance recommendations included in the report. A notice will be in the newsletter advising owners that they are welcome to review the report and should contact the Board via the suggestion box to see it.
4. The Board discussed the placement of the two new "NO PLAYING" signs, and decided that they had had good effect in keeping kids away from the areas, but one of them, on the creekside of #7602, will be lowered so that the sign bottom is only two feet from the ground.
5. The Board had no news on recruitment for Tom Buffo's vacated position at this time.

NEW BUSINESS

1. James notified the Board that SCE is offering rebates of \$10-\$35 for installation of new outdoor lights depending on wattage used.
2. James asked the Board when to send out the annual mailing of the Resident Guidelines. The Board decided on September, with the newsletter. The Board approved the submitted guidelines.
3. The Board was informed that wind appears to be blowing out sections of the recently installed wire gutter cover installed on Building 7620 as an experiment. Ramstrum will check this.
4. The Board took note of the complaint letter from Dick Heron who had suffered a power outage in April and was advised by SCE to call his property manager. Bartlein had contacted Craviotta, and Heron had been charged \$150 for the electrician to come out. In fact, the problem had been the responsibility of SCE and the power outage had affected a number of buildings. The Board decided to take responsibility for the bill, and will pursue the matter with SCE. Heron will be so notified.
5. The Board discussed the release of the gate code, given out to vendors only, to the general public, allowing strangers into the Grove. The Board decided to allocate an individual code to each vendor, in the hope that the source of any future unauthorized disclosure can be tracked down. James will draw up a list of vendors, and forward this to Bill Bold. Bill will assign individual codes and James will contact the vendors. ~~contact them.~~

MEETING ADJOURNMENT

The meeting ended at 8:00 pm. **NEXT MEETING WILL BE JULY 10, 1997 at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL MEETING OF THE BOARD OF DIRECTORS
July 10, 1997**

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold and Sylvia Stallings were present. Merrill Lynn, and Trisha Stone-Damen were absent. Also present was James Nguyen of Bartlein and Company, Inc. Without a quorum, President Bill Bold opened the unofficial meeting at 6:50.

REQUESTS BY OWNERS

There were no homeowners in attendance.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the meeting of June 10, 1997 were reviewed.

POOL AND MAINTENANCE REPORT

Bill Bold reported:

1. Bill has received from Larry Ramstrum a "Composite Report" on all the condition of all the buildings in the complex, as Bill had requested in order to have an idea on future costs, especially pertaining to siding
2. The health inspector visited the complex at the end of June, and had some small complaints.
3. Several pagoda lights have been moved for increased illumination near 7602-206 7634-251 and 255.
4. Ramstrum has submitted a bill for siding work done at 7602-206 and 306 for \$9500. Bill approved it for payment.
5. Termite damage has been found, mostly in Phase III buildings : 7610, 7602 and 7606. Bill is concerned that there is more damage which is not visible and more damage will occur in the future. Those present discussed spot treatment vs tenting/fumigation costs/benefits. There was agreement that the budget process this year should probably include a long range plan to build the money reserves for future termite treatment, allowing approximately \$4 000 per building. Bold wanted a professional assessment on damage and treatment options. James will procure bids for a total inspection, probably from Lenz and Escalera. A long term plan could contribute to a raise in monthly association fees.
6. The tree study was discussed. Progressive Landscape has not submitted a bid on any of the work. The cost of doing even part of the maintenance program proposed by the tree study could generate an increase in monthly Association fees.

TREASURER'S REPORT

James reported on the end-of-June 1997 financial statement which was attached to the agenda.

Beginning Balance	\$15,000.00
Income	26,987.86
Operating Expenses	23,257.39

Transfer to Reserves	(2,879.47
Balance	\$15,000.00

AVAILABLE FUNDS - end MAY 97

Goleta National	\$90,874.64
Great Western	49,839.31
Glendale Federal	89,583.53
First Bank	84,801.69
TOTAL	\$315,099.17

James reported that expenditures are at about 46.5% of the annual budget, 4% below expectation for this time of the year.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$682.13. Great Western Bank foreclosed on 4/16/97 for unpaid mortgage. The Board asked Bartlein to file in Small Claims Court for the arrears owed from 12/1/96-4/16/97 plus the Small Claims fee.
- #130 (Robert) owes \$402.90. Payment was received in May but not in June. The Board asked James to record a lien against Robert.
- #260 (Maldonado/Sifuentes) owe \$340.70.
- #359 (O'Hara) owes \$1,520.27; lien recorded on 2/15/96; sent atty for foreclosure in Sept. Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96. Rec'd payment of \$700 in late Feb, \$400 early March, \$450 in April, May and June.

#324 (Umemoto). Per mediated agreement, tenants moved out on 6/18/97.

(James will call Trisha Stone Damen and/or Merrill Lynn to get a third vote on the lien and small claims decisions above, as required for a quorum.)

2. Bill reported that finding quiet exercise machines had turned out to be complicated, partly because he is not sure which machine is now causing the noise problem on the concrete slab. The Board discussed some of the options proposed earlier, and agreed that this may be a subject appropriate for the annual meeting. In the meantime, Ramstrum will be consulted for some small-expense changes to modify the problem. James will measure the weight room dimensions and get a price from Body Trends for installing mats.

3. The Board members considered the vacancy left by Tom Buffo, but had no definite suggestions for his replacement at this time.

NEW BUSINESS

1. James notified the Board that SCE is offering rebates of \$10-\$35 for installation of new outdoor lights depending on wattage used. The Board did not express any interest at this time, noting that the wattage used is very low. The offer is good through December 15, 1997.

MEETING ADJOURNMENT

The meeting ended at 8:00 pm. **NEXT MEETING WILL BE THURSDAY, AUGUST 28, 1997 at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
~~UNOFFICIAL~~ MEETING OF THE BOARD OF DIRECTORS
AUGUST 28, 1997

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Merrill Lynn, and Trisha Stone-Damen were present; Sylvia Stallings was absent for the first half of the meeting. Also present was James Nguyen of Bartlein and Company, Inc. Bill Bold opened the meeting at 6:40 pm, and asked that the actions of the unofficial meeting held on July 10, 1997 be ratified.

Motion was made by Merrill Lynn, seconded by Trisha Stone-Damen, and carried unanimously to approve all actions taken at the July 10, 1997 meeting.

REQUESTS BY OWNERS

1. The Board reviewed a request submitted by Richard Moore, real estate agent for Pat Fields of 7640-270, for the Association to pay for the repair on damage done to studs and siding by his client's leaky water heater. The Board rejected the written request, noting that this was the owner's responsibility.
2. Greg Honnold (7634-256) asked that fleas on the exterior of his unit be treated. James will inquire call him back to find out if they are still there, and will order spraying if this is needed.
3. Theron Jackson (7634-255) has requested a handicap sign in front of a handicap space near that unit. The Board needed more information as to whether there exists a dedicated space at this time, and whether Jackson's need is permanent. They tabled the issue to next meeting.
4. McGinnis (7602-202) and Jasso (7624-328) submitted written requests about the CC&R restriction on motorcycles. The Board asked James to write these owners to inform them that the CC&Rs only forbid recreational vehicles, a category that does not apply in these cases. James has contacted the motorcycle owners and on a voluntary basis, their conduct has improved.
5. Roger Knox (7636-356) requested installation of a pay phone in the pool area. The Board denied this request by consensus.
6. Commodore Dixon (129 and 303) requested replacement of a tree that was recently removed Merrill will consult with Progressive Landscapes for ideas to present to the next meeting.
6. Richard Moore, realtor, entered the meeting and clarified his complaint on behalf of Pat Fields who is selling her unit. The concern is not with the water heater damage but with termite damage to a delaminated exterior pillar which has resulted in dryrot and water damage. The Association agreed to take responsibility for payment of this repair. CC&R's state that the Association is responsible for the common areas and structure.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the meeting of June 10, 1997 and July 10, 1997 were reviewed.

Motion was made by Lynn, seconded by Stone Damen, and carried unanimously to approve the minutes for June 10 and July 10 of 1997.

TREASURER'S REPORT

James reported on the end-of-July 1997 financial statement which was attached to the agenda.

Beginning Balance, July 97	\$15,000.00
Income	28,746.19
Operating Expenses	39,902.76
Cash Flow	(11,156.57)
Balance	\$3,843.43

AVAILABLE FUNDS - end JULY 97

Goleta National	\$91,284.45
Great Western	50,156.51
Glendale Federal	89,928.76
First Bank	85,174.59
TOTAL	\$316,544.31

James reported that expenditures are at about 3% above expectation for this time of the year.

POOL AND MAINTENANCE REPORT

Bill Bold reported:

1. County health approved the pool in their annual inspection.
2. The lights have been all right.
3. Ramstrum has completed a second repair of siding on the patio for unit #223 (owner - Nonneman). Ramstrum explained that the first repair, about three years ago, had been for minor problems. He believes the owner of the middle unit had a dog who urinated on the balcony, causing corrosion on the sheet metal, and then water into the structure. The Board hopes that this was an unusual situation. There will be a notice in the newsletter to residents warning them about animal waste causing structural damage. There will also be a letter to the owner of #223.
4. Bill Burke, owner of 7626 (unit #²²⁹~~227~~) has requested that dirt be moved out from underneath the kitchen of his unit to facilitate plumbing repairs. The Board noted that this problem may be true for four other buildings as well, 7620, 7630, 7636 and 7638, and involves compliance with building codes as well as protection against termite damage. The work for soil removal for one building may cost up to \$2,244 per building on a time and materials basis. Merrill will ask Progressive Landscapes if they are interested in removing the soil and using some of it. The issue was tabled for next meeting.

LANDSCAPING

Merril reported:

1. A new gardener has come on the Progressive crew and is very capable and hard working.
2. Merrill said she had identified each tree reported on in Bill's Tree Report and recommended that Bill's Tree Service be used for root/crown excavations, at about \$300 each average, for about 8 trees.

Motion was made by Stallings, seconded by Stone-Damen, and carried unanimously to authorize Lynn to spend up to \$2500 for root/crown tree excavations by Bill's Trees.

In principle, the large urgent projects will go to Bill's Trees, and the lesser projects will go to Progressive.

3. Bill asked that the landscaping issues mentioned in Ramstrum's recent "Composite Report" be turned over to Progressive.

SECRETARY'S REPORT

Merril reported:

1. Linda Jasso has written in that trespassers are coming through the open pool gate every night. Furthermore, five to six guests were appearing at the pool for one owner. The Board agreed to explore the cost of pool cards for users, or a key for pool gate, plus raising the height of the fence, to be put into the 1998 budget. The Board was inclined to work on this project incrementally, not incurring any large expense initially.

Jasso also complained about a Cadillac parked in the area for a long time, but the Board determined that it was a vehicle in use and not constantly parked.

2. There was a recycling inquiry. James noted that recycling rules will be sent out with the resident guidelines in the September newsletter.

3. There were additional requests for larger no-smoking signs, and a notice that the spa cover was broken, as well as a complaint about the exercise room noise. The Board made no formal decisions.

4. Merrill turned over to Bill the diagram of the easement in this area for Goleta Water District.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$682.13. Great Western Bank foreclosed on 4/16/97 for unpaid mortgage. There is a Small Claims scheduled for 9/25 re fees.
- #228 (Brady) owes \$327.80; no payment received for August. Board approved filing a lien against Brady if account is not brought current in September.
- #359 (O'Hara) owes \$1,520.27; lien recorded on 2/15/96; sent atty for foreclosure in Sept. Board OK'd in 7/96. Received notice of default from lender recorded on 11/26/96. Rec'd payment of \$700 in late Feb, \$400 early March, \$450 in April, May, June & July. O'Hara is steadily paying down.

2. Bill circulated advertisers for two quieter exercise machines, each about \$1,000. The Board was inclined to keep the exercise bike, remove the universal machine and the free weights. However, the Board needs more information on the warranties for the new machines, and whether there is a commercial grade available. In addition, the Board noted that putting rubber mats down in the exercise room had been priced by Body Trends at \$2,369.16. The newsletter will review these options for the residents, and the Board will solicit responses before the next meeting.

3. The Board considered the two bids for termite inspection and treatment: Escalera (inspection \$4,300) and Lenz (inspection - \$2,625). The Board agreed to decide only on the inspection service at this time, although the company doing the inspection may well be doing the eradication service as well. It was noted that Lenz' inspection estimate did not cover the subarea. The Board asked James to clarify this fact with Lenz and also to ask Lenz more about the logistics of the job and their interface with the residents. James was instructed to go with the lower bid after clarifying their specification, but, if one vendor did not need keys procured from residents for access, to choose that vendor even at a higher price.

The Board agreed that its members would be the ones to coordinate the initial communication of the project and access problems to the residents. They agreed that this project won't start until after the next meeting, leaving time for James to work out the terms and logistics, and what each vendor wants from the residents.

4. SCE refused the Association's request to cover a \$170 bill incurred by owner Heron (#210) during a recent power outage that was SCE's responsibility. The Board decided to pay the bill for Heron rather than fight with SCE.

NEW BUSINESS

1. The Board reviewed the request for access by Goleta Sanitary West to install a sleeve underneath Hollister. No action was needed.

2. The Board agreed to have Merit clean the gutters and downspouts in September per the usual four times a year schedule, since the metal netting on the gutters seems not to have solved the leaf problem.

3. The Board considered the noise problem associated with upper unit owners installing hard floor instead of carpets. The Board will consider having this subject on the agenda at the annual meeting because it could require an amendment to the CC&Rs.

There was no other new business.

MEETING ADJOURNMENT

The meeting ended at 9:00 pm. **NEXT MEETING WILL BE SEPTEMBER 11, 1997 at 6:30 pm, 7610 HOLLISTER MEETING ROOM.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 11, 1997**

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold Merrill Lynn, and Trisha Stone-Damen were present. Sylvia Stallings was absent. Also present was James Nguyen of Bartlein and Company, Inc. Bill Bold opened the meeting at 6:40 pm.

REQUESTS BY OWNERS

1. Mr. and Mrs. Theron Jackson of 7634-255 asked that the undesignated space near their unit be designated for handicap to help Mr. Jackson. The Board agreed to do so by so marking that space's blacktop with blue paint. The Jacksons also advised that they have a leak under the stairway going down the beam onto the lower patio from the upper balcony. Bill Bold will look at it.
2. Delores Rehm (7602-206) has asked that the handicap symbol be repainted on the asphalt at a space near her unit. The Board agreed.

APPROVAL OF PRIOR MEETING MINUTES

The minutes of the meeting of August 28, 1997 were reviewed. Meryl asked that page 6 landscaping report wording be corrected: the tree in question had broken in half, it had not been removed.

Motion was made by Lynn, seconded by Stone Damen, and carried unanimously to approve the minutes for August 28, 1997 as corrected.

TREASURER'S REPORT

James reported on the end-of-August 1997 financial statement which was attached to the agenda.

Beginning Balance Aug. 97	\$3,843.43
Income	26,309.70
Operating Expenses	14,672.62
Cash Flow	11,637.08
Balance	15,000.00

AVAILABLE FUNDS, end Aug**97**

Goleta National	\$91,676.10
Great Western	50,637.02
Glendale Federal	90,286.90
First Bank	85,561.61
TOTAL	\$333,629.51

James noted that the operating budget was at 66% which was on target for this point in the year.

OLD BUSINESS

1. The Board agreed to do the committee reports later so that Stone-Damen could participate in new and old business issues.
2. Board discussed the increase in the Lenz bid for termite inspection for including under the buildings. There is a \$400 difference between Lenz and Escalera; Lenz can do the job in November and Escalera can do it in the next two weeks. Both require access to the units. Because the Board must allow time for the residents to be notified, and notice must be put in the newsletter, the Board decided to go with the later schedule (Lenz in November, for a \$3,925. Lenz will use ladders to access the second floor, and front door/key entry for the third floor.
3. James reported on Late Payers:
 - #107 (Weiss/Carter) owes \$682.13; Great Western foreclosed 4/16/97. Small Claims scheduled for 9/25 @ 1:15 pm for fees from 12/1/96-4/16/97.
 - #228 (Brady) owes \$491.70; will record lien mid-month if account not current.
 - #254 (Cunningham) owes \$201.30.
 - #359 (O'Hara) owes \$918.27; lien recorded 2/15/96. Payments made per stipulation.
4. Bill Bold is still reviewing options on exercise equipment.

MAINTENANCE AND POOL

Bill Bold reported:

1. No siding work is being done at this time, and no other maintenance problems have come up. There have been no problems with the pool.
2. Merrill noted there is a light out at 7606 on the south east corner sidewalk. Bill will check.

LANDSCAPING

Merrill reported:

1. There is a sink hole under the 7620 walkway by 224. Ramstrum will have to look at it.

3. James noted that Phil Nonneman's tenant, Bob Davis, was certain his pet had not contributed to the dry rot in the siding.

NEW BUSINESS

1. Merrill informed the board that the owner of unit #125 has had water stains expanding in her ceiling over a number of months, which will require repair. Ramstrum will be asked to look at it, but he does not own or work with Reliable Plumbing Company anymore. Also, James will call the above/adjacent units: 251, 3561, 252 and 352 to discuss the problem, as a courtesy to the #125 owner.

2. Merrill has found a lost bicycle lock key, and it will be posted on the bulletin board.

MEETING ADJOURNMENT

The meeting was adjourned at 7:30. **NEXT MEETING IS OCTOBER 9, 1997, THURSDAY.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 9, 1997**

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Sylvia Stallings, Merrill Lynn, and Trisha Stone-Damen were present. Also present was James Nguyen of Bartlein and Company, Inc. Bill Bold opened the meeting at 6:40 pm.

REQUESTS BY OWNERS

Delores Rehn (7602-206) asked the Board for assistance via letter dated 9/16/97 (attached to agenda) with the owner of unit 306 above her. The son had installed hardwood floors. She is suffering an intolerable amount of noise. The Board asked James to write Rehn a letter advising that the Board cannot assist with a problem between two owners on interior space. Rehn should deal directly the owner, including the possibility of legal action. James will also send a copy of Rehn's letter to the owner of unit 306.

The Board further noted that this issue may require an amendment to the governing documents, with a petition to be discussed at the annual meeting.

APPROVAL OF PRIOR MEETING MINUTES

The Board noted that the minutes of the meeting of September 10, 1997 should include Sylvia Stallings as present.

Motion was made by Lynn, seconded by Stone Damen, and carried unanimously to approve the minutes for September 10, 1997 as corrected.

TREASURER'S REPORT

James reported on the end-of-September 1997 financial statement which was attached to the agenda.

Beginning Balance Sept 97	\$15,000.00
Income	26,613.63
Operating Expenses	14,512.13
Cash Flow	12,101.50
Balance	15,000.00

AVAILABLE FUNDS, end 9/97

Goleta National	\$92,110.12
Great Western	62,921.86
Glendale Federal	90,646.46
First Bank	85,950.38
TOTAL	\$331,628.82

James noted that the operating budget was 3% below budget, but that substantial bills for siding were still due. By consensus, the Board approved the report as presented.

MAINTENANCE AND POOL

Bill Bold reported:

1. The Jacuzzi had a leak recently, but this has been fixed.
2. The complex needs a new sauna heater even though this item was replaced last year. There will be a notice in the newsletter advising users to follow the instructions.
3. A fluorescent light fixture has been breaking and falling over because residents have sat on it. The Board agreed that it should be replaced but perhaps moved closer to the fence where people are less likely to use it as a seat. Bill will review and report back to the Board.
4. The 255-355 unit needs siding repair, the last siding job for this year; James will contact Ramstrum for a purchase order number.
5. Stenciling for 3 handicap parking spaces was completed on 10/1/97.

SECRETARY'S REPORT

Merril reported on incoming correspondence and suggestions. In response to one request, the Board asked James to contact Integrated Pest Control to trap the animals nesting under the building #247. The vents (entryways) will require new screens.

LANDSCAPING REPORT

Merril reported that she had met with Bill's Tree Care and had in hand a bid for \$2625 to excavate the root crowns for eight trees (\$375 each). She noted that there were several more trees that were dangerous and should be removed. She provided a tree map for the Board to review, and this map will be sent to owners upon request. She pointed out that replanting of trees will be necessary in some of the bare areas, but it is not clear yet how many trees would be required. The Board agreed that the trees are an essential part of the value of the complex.

Merril also noted that Arturo, of Progressive Landscapes, has not done planting to cover bare areas as he had been asked to do several months ago. The Board stated a preference for a flowering groundcover such as jasmine and bushes, which do not require high maintenance.

OLD BUSINESS

1. James reported on Late Payers:

- #107 (Weiss/Carter) owes \$736.77 for fees from 12/1/96-4/8/97. Received payment on September 15 for \$128.63. The case went to Small Claims on September 25 which resulted in a stipulated judgment of five equal payments due on the 15th of each month and beginning with October 15. The Board, on a vote after last month's meeting, had approved Carter's proposal of equal payments until the debt was paid off.
- #359 (O'Hara) owes \$1082.17; lien recorded 2/15/96. Missed payment for 9/97. The unit is now in escrow.

2. Lenz termite inspection is scheduled for November 17-21, to inspect the exterior of all buildings in five days. The Board stated that if it rains, Lenz should not enter any of the units for deck/balcony inspections, even though re-scheduling may be difficult. The Board asked that James include in the next newsletter a special flyer with the following urgent item:

The tenants in third floor units should send or deliver an extra key before 11/10 to the nearest board member. The best contact time is 6-9 pm, or on weekends.

Residents who fail to respond by the next meeting will be divided up and assigned to board members to make personal contact. In addition, Bill Bold will post a public reminder about the termite inspection.

3. The Board considered possible candidates for the vacancy, but then tabled the issue for the next meeting. Sylvia Stallings and Tricia Stone-Damen announced that they will be leaving the Board soon, but did not give dates.

NEW BUSINESS

1. The Board discussed the 1998 budget, which must be delivered to owners by November 15. The draft budget submitted by James to the Board proposed maintaining the monthly fees at \$149/unit for 1998. This budget allows for \$20,000 on major tree trimming and \$5,000/year for one building termite fumigation. Any more building fumigations would require a raise in fees.

Motion was made by Stone-Damen, seconded by Lynn, and carried unanimously to accept the 1998 draft budget.

2. Bill asked James to inquire of CEC about recycling pickup as an alternative to the current vendor, whose service has been inconsistent.

3. The Board decided to renew the five month CD, about to mature on October 26, 1997, at First Bank & Trust for the same term.

There was no other new business.

MEETING ADJOURNMENT

The meeting was adjourned at 8:15. **NEXT MEETING IS NOVEMBER 13, 1997, THURSDAY.**

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 13, 1997**

President:	Bill Bold
Vice-President:	Trisha Stone-Damen
Second Vice-President:	vacant
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

Bill Bold, Merrill Lynn, and Trisha Stone-Damen were present. Sylvia Stallings was absent. Also present was James Nguyen of Bartlein and Company, Inc. Bill Bold opened the meeting at 6:40 pm.

REQUESTS BY OWNERS

1. Delores Rehm (7602-206) had submitted a letter (attached to agenda) asking for more intervention on the part of the Board in solving the noise problem caused her by a wood floor installed by the upstairs owners. The Board noted that nothing could be done retroactively to affect her dealings with the upstairs owner. However, Bartlein will draft language for a change in the bylaws that would prevent such problems in the future.
2. Commodore Dixon (7602-303) explained that water was pooling on his patio balcony. Although Ramstrum had diagnosed this as a surface problem, Top Coating Systems had concluded that the structure did not allow drainage, and estimated the correction at \$570; Blake Fuentes estimated \$700. The Board noted that Dixon's unit needs siding repair as well, and agreed to have Ramstrum do that building's siding and the patio surface repair as the next project.

APPROVAL OF PRIOR MEETING MINUTES

Motion was made by Stone-Damen, seconded by Lynn and carried unanimously to approve the minutes of October 9, 1997.

TREASURER'S REPORT

James reported on the end-of-October 1997 financial statement which was attached to the agenda.

Beginning Balance Oct. 97	\$15,000.00
Income	26,182.92
Operating Expenses	28,921.21
Cash Flow	(2,738.29)
Balance	15,000.00

AVAILABLE FUNDS, end 10/97

Goleta National	\$92,532.56
Great Western	63,300.28
Glendale Federal	90,995.79
First Bank	86,328.33
TOTAL	\$333,165.94

James noted that the operating budget was at 82.7%, slightly below budget, but that substantial bills for siding were still due. By consensus, the Board approved the report as presented.

The Board also approved for payment a bill from Ramstrum Construction for \$11,963.81, and a bill from Bill's Tree Service for \$1,785 to cover tree root extraction.

SECRETARY'S REPORT

Merril reported that Tim Graham, new owner, has offered his CalGym (SP??) exercise system which he would install for the Association. The Board will ask Eric Schmitz to look at it. James will contact Graham to clarify the terms. An agreement should be worked out in writing.

LANDSCAPING REPORT

Merril reported that she had met with Bill's Tree Care and Kitzen about the root crown condition of the remaining trees. Many of them have been covered and suffocated by dirt. Two large and three small trees will have to be removed, and replaced by red gums. Progressive Landscaping has been able to uncover some of the root crowns by digging 2-4 feet down. A large tree at Building 7620 may require a drain and retaining wall. Kitzen estimated \$3500 to \$4500, but the Board, by consensus, approved Progressive Landscaping to do the drain, plus a fence for \$1400. Progressive will also removed the five trees at Building 7628 (north end) for \$3300. There will be a notice in the newsletter about these plans, and there will be markers put up after the trees are removed for the holes.

Tricia reported that Progressive has laid down a lot of soil, but has done no planting, and so the soil is subject to erosion.

MAINTENANCE AND POOL

Bill Bold reported:

1. Larry Ramstrum is working on #255-#355 siding.
2. The heater for the Jacuzzi has repeated leaks, but the pool is all right.

OLD BUSINESS

1. James reported on Late Payers:

- #107X (Weiss/Carter) owed \$736.77 for fees from 12/1/96-4/8/97. Received payment on September 15 for \$128.63. Small Claims judgment on September 25 allows five payments. Current balance is \$479.51.
- #298 (Brady) owes \$312.90
- #343 (Powell) owes \$323.50 due to NSF check.
- #356 (Schmitz/Bridge) owe \$476.80 due to NSF check.
- #359 (O'Hara) owes \$1246.07; Escrow closed and all funds have been received.

James will write letters to #228, #343, and #356.

2. The Board considered three recycling services: Paper Pickers (current), Summerland Recycling, and BFI (as of 1998). The Board favored BFI, but wanted to know more about the size of their containers. Decision was tabled.

3. The Board reviewed the termite inspection plans for November 21, and divided up among themselves buildings for key collection so that Lenz can get into the units.

There was no more Old Business.

NEW BUSINESS

1, The Board agreed to have the gutters cleaned by Merit.

2. The Board discussed the practice of putting stickers on cars parked in red zones. Bill was asked to wait 30 minutes before applying stickers to make sure it is deserved. There will be a notice in the newsletter to remind people to use their hazard lights when using the red zone.

3. The Board discussed the annual meeting and agreed it should be held on **January 22, 1998**, if Ellwood School (the location) can work with that date. The Board will bring up the proposed change in the bylaws, prohibiting wood flooring for upstairs units, at that time.

Meeting was adjourned at 8:30. **THERE WILL BE NO DECEMBER 1997 MEETING.**